Box 36

Davidson County DEEDWARR
Recvd: 08/15/03 15:19 2pgs
Fees:13.00 Taxes:1073.00
20030815-0118309

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF AUGUST, 2003.

NOTARY PUBLIC

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19653SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seymour B. Joseph, IV 3811 Woodmont Lane Nashville, TN 37215	SAME	116-12-15

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George Stuart Cohn and wife, Christina A. McCoy, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Seymour B. Joseph, IV, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Block H, on the Plan of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Stuart Cohn, by deed from Roger W. Cohn and Esther Cohn, of record as Instrument No. 20030627-0089182, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee; and
3. Easement of record in Book 1071, page 420 and Book 1153, page 230, Register's Office for Davidson County, Tennessee; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3811 Woodmont Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14th day of August, 2003.

George Stuart Cohn

George Stuart Cohn

Christina A McCoy

Christina A. McCoy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 14, 2003, before me personally appeared George Stuart Cohn and Christina A. McCoy to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 14th day of August, 2003.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
[illegible]
STATE OF TENNESSEE

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE